

A U S T I N C I T Y C O U N C I L

AGENDA

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Thursday, August 10, 2006

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**Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 68

Subject: C14-06-0099 - Goodrich - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2105 Goodrich Avenue (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to urban family residence-conditional overlay (SF-5-CO) combining district zoning. First reading approved on July 27, 2006. Vote: 7-0. Applicant: David Ward. Agent: David Ward. City Staff: Robert Heil, 974-2330.

<p>Additional Backup Material (click to open) Staff_Report</p>
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For More Information: Robert Heil, 974-2330.

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-06-0090 - 2105 Goodrich Ave

REQUEST: Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2105 Goodrich Ave. (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to urban family residence (SF-5-CO) district zoning. Planning Commission Recommendation: To grant urban family residence-conditional overlay (SF-5-CO) combining district zoning.

DEPARTMENT COMMENTS:

The property is a 1 acre site zoned family residence (SF-3) and developed with a single family home. The request is for urban family residence (SF-5) district zoning to construct additional residential units.

Staff recommends approval of the request.

OWNER: David Boren

AGENT: David Ward

DATE OF FIRST READING: July 27, 2006, 2006 The public hearing was closed and the first reading granting urban family residence-conditional overlay (SF-5-CO) combining district zoning was approved with the following conditions on Council Member Cole's motion, Council Member McCracken's second on a 7-0 vote. The conditions were: 2,000 trip limitation, from the east property line would be a seventy foot building setback and within that area, allowed a natural detention pond would be built and parking would be allowed in this area, from the north property line, a building setback of 10 feet, between 10 feet and 20 feet from the North property line buildings are limited to a maximum of 1 story, between 20 feet and the middle of the property from the North property line buildings are limited to 2 stories, a maximum of 10 dwelling units on the property, 2 parking spaces required for each dwelling unit and in addition to parking provided for each dwelling unit 2 additional parking spaces are required.

PLANNING COMMISSION ACTION: June 27, 2006: Approved staff's recommendation of SF-5-CO (9-0).

CITY COUNCIL ACTION: August 9, 2006

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0099

PC Date: May 23, 2006
June 27, 2006

ADDRESS: 2105 Goodrich Ave

OWNER/APPLICANT: David Ward

AGENT: David Boren

ZONING FROM: SF-3

TO: SF-5

AREA: 1.0 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of urban family residence (SF-5).

PLANNING COMMISSION RECOMMENDATION:

May 23, 2006: Postponed to June 27 at the request of the neighborhood.

June 27, 2006: Approved SF-5-CO on a vote of 9-0, with the following conditions

- Maximum of 2000 daily vehicle trips
- Along the east property line a 40' vegetated buffer, excepting that 2 parking spaces, not associated with a particular unit may be placed in the buffer.
- Along the north property line, no buildings may be taller than 1 story within 10 feet of the property line
- Along the north property line, no buildings may be taller than 2 stories within 20 feet of the property line
- All buildings along Goodrich Ave, must face Goodrich Ave.
- At least two parking spots must be provided for each residential unit, or more if required by code.
- Two additional parking spaces, in excess of those required by code, and in excess of the required 2 spaces per residential unit, must be provided. These may be located in the 40' buffer along the north property line.

DEPARTMENT COMMENTS:

The property is a 1 acre site zoned family residence (SF-3) and developed with a single family home. The request is for urban family residence (SF-5) district zoning to construct additional residential units.

Staff recommends approval of the request.

The applicant and neighborhood have been meeting to discuss the various development options on the property, and will be ready at the public hearing to discuss the status of the ongoing dialogue.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family House
<i>North</i>	SF-3	Single Family House
<i>South</i>	SF-3-H	Church and historic cemetery
<i>East</i>	SF-3	Single Family Homes
<i>West</i>	SF-3 and MF-3	Single Family Homes and Apartments

AREA STUDY: The property lies within the Zilker Neighborhood Planning Area.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113].

WATERSHED: West Bouldin Creek

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Zilker Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Barton Springs/Edwards Aquifer Conservation District
- Austin Independent School District

SCHOOLS: (AISD)

Zilker Elementary School O. Henry Middle School Austin High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Goodrich Ave	50'	30'	Local	No	No	No

CITY COUNCIL DATE:

ACTION:

July 27, 2006:

The public hearing was closed and the first reading granting urban family residence-conditional overlay (SF-5-CO) combining district zoning was approved with the following The conditions were:

- 2,000 trip limitation,
- from the east property line would be a seventy foot building setback and within that area, allowed a natural detention pond would be built and parking would be allowed in this area,
- from the north property line, a building setback of 10 feet, between 10 feet and 20 feet

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- from the North property line buildings are limited to a maximum of 1 story, between 20 feet and the middle of the property
- from the North property line buildings are limited to 2 stories,
- a maximum of 10 dwelling units on the property, 2 parking spaces required for each dwelling unit and
- in addition to parking provided for each dwelling unit 2 additional parking spaces are required.

Council Member Cole's motion, Council Member McCracken's second on a 7-0 vote.

August 10, 2006:

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



C14-06-0099
2105 Goodrich Ave
From SF-3 to SF-5-CO

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of urban family residence (SF-5).

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Urban family residence (SF-5) district is the district designation for a moderate density single family residential use, and may be applied in an existing residential neighborhood in a centrally located area of the city.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

SF-5 zoning provides much needed infill residential in the central city, and increases the variety of housing choices in neighborhood.

Site Plan

The site is subject to compatibility standards. Along the north and east property lines, the following standards apply:

- No structure may be built within 25' feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 3 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

No additional right-of-way is needed at this time. Dedication of additional right-of-way may be required during the site plan process.

The trip generation under the requested zoning is estimated to be 87 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Goodrich Ave	50'	30'	Local	No	No	No

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.